

CONFORMANCE WITH THE GENERAL PLAN

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The Progress Guide and General Plan identifies the College Area community as a primarily residential area. In keeping with the goals and objectives of the General Plan for urbanized residential communities, this community plan makes recommendations to preserve the existing, stable neighborhoods. At the same time, the plan makes recommendations for increased residential densities in specific areas in order to meet the General Plan goal of encouraging infill and reducing urban sprawl. Areas where multifamily housing may develop are identified as those areas where the impact of higher density housing on existing single-family neighborhoods will be minimal.

The College Area Community Plan addresses the General Plan transportation goal of providing an integrated, multi-modal system which is compatible with citywide and regional systems. The community plan includes recommendations for the expansion of mass transit and bicycle facilities and the improvement of the automobile transportation system. These recommendations conform to systemwide recommendations for the future development of those transportation system.

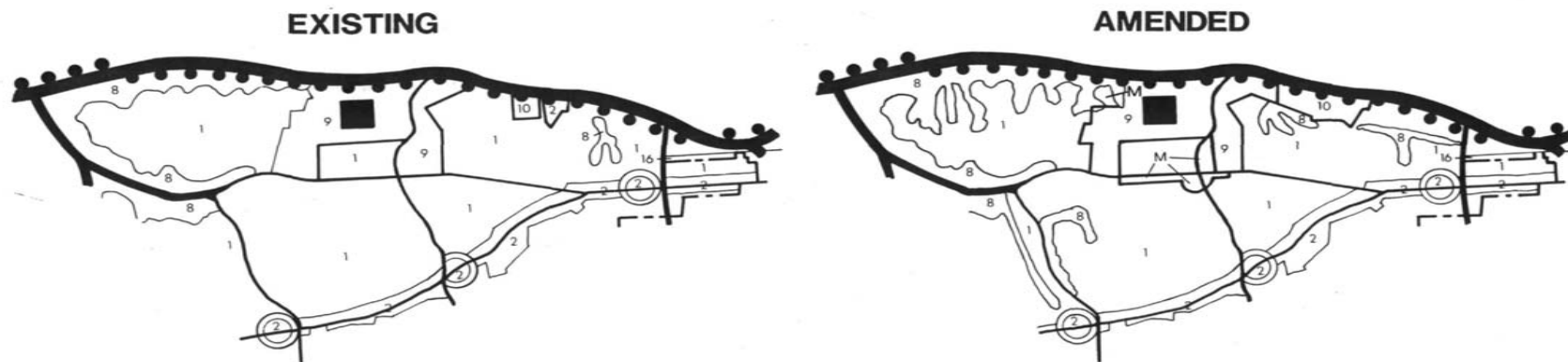
The General Plan goal for older strip commercial development, such as is found along El Cajon Boulevard, is to upgrade and improve the function and appearance of such development. This goal is pursued in this plan through the use of the Mid-City Planned District which affects the property along El Cajon Boulevard. However, the College Area Community Plan makes additional recommendations for multiple and mixed use development in this area in an effort to reaffirm and strengthen the recommendations of the planned district.

The plan identifies open space areas and recommends methods to preserve those areas. Emphasis for preservation is placed on hillside and canyon areas which are highly visible from public rights-of-way. This fulfills the General Plan goal of providing open space for scenic and visual enjoyment and relief from continuous urban development.

The College Area Community Plan recommends maintenance and improvement of public facilities to conform as much as possible to General Plan standards. Since this area was developed prior to the establishment of these standards, the availability and price of land makes it difficult to expand some public facilities such as parks, to meet those standards. Alternatives which improve the level of existing service without expanding the physical size of existing facilities, or alternatives which propose joint use of existing facilities or provision of private facilities are recommended by this plan.

Adoption of this plan will require an amendment to the General Plan. Figure 24 shows the College Area community details of the General Plan map with the existing and amended land use and transportation designations. The amendment reflects the expanded open space system recommended by the community plan, identifies the multi-purpose area adjacent to the university for mixed use rather than residential use, and incorporates all of the health care and office facilities of the Alvarado Medical Center as an institutional use rather than residential and commercial uses. College Avenue is shown on the amended map as a major street rather than a Prime Arterial, in keeping with the recommendations of the Engineering and Development Department. The amended map also corrects the eastern boundary of the university to reflect more accurately the campus boundary.

GENERAL PLAN MAP DETAIL



RESIDENTIAL NEIGHBORHOODS

- 1 COMMUNITIES OF PRIMARY RESIDENTIAL USE CONTAINING DWELLING UNITS OF VARIOUS TYPES AND ATTENDANT COMMUNITY SERVICES. FOR DETAILED USES SEE THE ADOPTED COMMUNITY PLANS.

MIXED LAND USE

M

COMMERCIAL

- 2 COMMUNITY AND REGIONAL CENTERS
2 OFFICE AND SPECIALIZED COMMERCIAL

PARK AND RECREATION

- 8 OPEN SPACE

INSTITUTIONAL

- 9 COLLEGES AND UNIVERSITIES
10 OTHER INSTITUTIONS

TRANSPORTATION

- FREEWAYS
PRIME ARTERIALS
MAJOR STREETS
TRANSIT CORRIDORS
CITY BOUNDARY
16 AREA OUTSIDE CITY OF SAN DIEGO



AMENDMENT TO THE GENERAL PLAN

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
24

COMMUNITY PLAN MAP



